



chartered surveyors
and property consultants

30 London Road • Sevenoaks • Kent TN13 1AP **Retail building – To Let – 875 sq ft (81 sq m)**



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COMMERCIAL

Location

Sevenoaks is an affluent town approximately 21 miles south east of central London, in North West Kent.

There is ease of access to the A21 (T), which serves junction 5 of the M25 some 3 miles to the north. There is a frequent train service to Charing Cross, London Bridge and Cannon Street from the town's station.

Situated on the corner of London Road and Bank Street, where there is a return window frontage.

Description

The property comprises a retail space at ground floor level with a kitchen and wc area to the rear and stairs to a basement.

There are integral stairs leading to two upper floors, with each floor comprising two rooms.

The net internal floor areas are as follows:

Basement –

Area 1 – 10'2 x 11 –	117 sq ft
Area 2 – 3'5 x 7'2 –	24 sq ft

Ground –

13'9 x 12 (to chimney) – 12'9 max -	170 sq ft
Kitchen – 7'3 x 7	51 sq ft
WC	

First

Front – 13'7 x 12'3 max	163 sq ft
Rear – 6'9 x 10'2	69 sq ft
Recess + 5'10 x 3'9	22 sq ft

Second

Front – 13'7 x 12'4 (11'6 min)	163 sq ft
Rear – 7'2 x 10'4 – recess + 6'x3'9	96 sq ft

Rent

£14,000 per annum, exclusive of all other outgoings.

Terms

A new lease, on a full repairing and insuring basis, is available by arrangement.

Business Rates

Described as Shop & Premises with a ratable value of £9,500. Small Business Rates Relief may be available, subject to qualifying conditions.

Viewing Arrangements

By appointment and accompanied.

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Contact

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